

LEGAL DESCRIPTION

WHEREAS, an Order of Sale of the subject real property commonly known as (a) 12744 Route 19, Waterford, Pennsylvania; (b) 12752 Route 19, Waterford, Pennsylvania; (c) 12803 Route 19 Waterford, Pennsylvania; and (d) 777 Old State Road, Waterford, Pennsylvania. Parcel ID's (a) 47025060001400; (b) 47025060001401; (c) 47026084009500; (d) 47027060000101 Waterford Township Erie County, Pennsylvania which is more fully described as follows:

All those four (4) tracts of land situate, lying and being in Waterford Township, Erie County, Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Township of Waterford, county of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at an iron stake at the northeast corner of the within described parcel of land, the same being South 22 degrees West and distant two hundred sixty-four and six hundredths (264.60) feet from the southeast corner monument now or formerly of Gus Pulakos property on the west right-of-way line of U.S. Highway Route # 19; THENCE North 72 degrees West through land now or formerly of Edward Hopkins, passing through an iron pipe line stake at 78.58 feet from the beginning point, the same being on range with the front line of the former roller skating rink building and distant therefrom 19.08 feet; THENCE, continuing along the same course of North 72 degrees West, a distance of three hundred twenty-nine and ninety-five hundredths (329.95) feet to an iron pipe line stake, and then continuing the same course of North 72 degrees West to water's edge of Lake LeBoeuf, a distance of fifteen (15) feet, more or less, as of this date, the total length of line from the right-of-way of Route # 19 to the water's edge, being four hundred twenty-four (424) feet; THENCE, in a southeasterly direction along the water's edge, a distance of two hundred ten (210) feet, more or less, to the south line of the property being described herein; THENCE, along land now or formerly of Edward H. Hopkins, South 72 degrees East, a distance of twenty-four (24) feet, more or less, to an iron pipe stake; THENCE, by the same course of South 72 degrees East, a distance of two hundred sixty-eight and ninety-five hundredths (268.95) feet to an iron pipe corner on the west right-of-way of U.S. Route #19; the overall length of line from water's edge to the west right-of-way of Route # 19, being two hundred ninety-three (293) feet, more or less; THENCE, North 22 degrees East, one hundred seventy (170) feet to the place of beginning. The north and south boundary lines

being equally distant from each other by 169.59 feet measured at right angles. FURTHER DESCRIBED: BOUNDED on the north by other land now or formerly of Edward H. Hopkins, on the west by water's edge of Lake LeBoeuf, on the south by land now or formerly of Edward Hopkins and on the east by the west right-of-way of U.S. Route #19, the west right-of-way being thirty (30) feet from the center line of the present 24 feet concrete pavement. Containing 1.433 acres of land and having erected thereon a one-story building. Being commonly known as 12744 Route 19 South, Waterford, Pennsylvania.

TOGETHER with all the rights of party of the first part in an easement contained in Erie County, Pennsylvania Deed Book 875, Page 365, with the right of ingress and egress to the water well described therein.

ALSO, all that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania, being known as Lot Nos. One (1) and Two (2) in Lake Leboeuf Estate, Subdivision No. One (1) as more fully described on the plot of said Subdivision, recorded in the Recorder's office of Erie County, Pennsylvania, Map Book 4, Page 26, and having erected thereon a two-story frame house commonly known as 12803 Route 19 South, Waterford, Pennsylvania.

ALSO, all that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the center of Waterford and Edinboro Plank road, being the southwest corner of the herein described tract and the northwest corner of the land formerly owned by Harry Hazen and running; THENCE, South 89 degrees 01 minute East, passing a stone monument at 20 feet, in all, 923.5 feet to an iron pipe; THENCE, at right angles, North 0 degrees 59 minutes East, 1,180 feet, more or less, to a point in the center of the above-mentioned Waterford and Edinboro Plank Road; THENCE, Westwardly, along the centerline of said Road, the following probable courses and distances: South 88 degrees 5 minutes West, 570 feet, more or less; South 67 degrees thirty-four (34) minutes West, 236 feet; South 28 degrees 14 minutes West, 185 feet; South 4 degrees 9 minutes West, 850 feet; finally to the point of beginning. Subject, however, to any and all of the roadway rights in the Commonwealth of Pennsylvania along the northern and western boundaries of said property. Containing 22 acres of land, more or less.

Being, as to all of the above-described parcels, the same premises conveyed to party of the first-part herein by Deed of Ebert G. Beeman and Cathy A. Beeman, his wife, dated October 30, 2006 and recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania on November 6, 2006 in Record Book 1374 at Page 0155.

ALSO, all that certain piece or parcel of land situate in the township of

Waterford, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the western line of Route 19, located at the southeastern corner of land of Ebert Gordon Beeman described in Erie County Deed Book 1116, page 488; THENCE, Westerly, along the south line of said land of Beeman, 185 feet to a point; THENCE, Northerly, along the said land of Beeman, 110 feet to a point; THENCE, Easterly, along the said land of Beeman, 185 feet to the western line of Route 19; THENCE, Southerly, along the western line of Route 19, 110 feet to the PLACE OF BEGINNING. Having a steel building 30 feet by 40 feet erected thereon. Being commonly known as 12752 Route 19, Waterford, Pennsylvania.

Being the same premises conveyed to party of the first part herein by Deed of Ebert G. Beeman and Cathy A. Beeman dated October 30, 2006 and recorded in the office of the Recorder of Deeds for Erie County, Pennsylvania on November 6, 2006 in Record Book 1374 at Page 0155.